MANCHESTER CITY COUNCIL

Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

James Berggren
EdgePlan
Barnett House
53 Fountain Street
Manchester
M2 2AN

Date: 16 November 2020

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 128521/NMC/2020
Description: Non material amendments to planning permission referenced 119731/FO/2018 to allow elevational alterations and internal reconfiguration, involving new fire escape and access doors, other minor elevational changes, new store and plant rooms
Location: Cheshire Cheese PH & Vacant Land (Formerly Nos 32-38) , Oldham Road, Manchester, M4 5FE

I refer to your application for a non-material amendment to planning permission reference 119731/FO/2018.

The proposed amendments relate to the north western elevation and ground floor layout. Namely:

- A new fire escape door to the Oldham Road elevation to provide an alternative escape route from the car park;
-A new fire escape door to the Oldham Road elevation to provide direct access out from the stairwell;
- Changes to adjacent glazing and addition of spandrel panel;
- A new store added to approved cycle store;
- Incoming electric room added to plant room;
- A new door providing access to the carpark; and
- Life safety equipment store added to water tank lobby.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not have any significant, material or detrimental impact upon surrounding amenity or the character, appearance and function of the host building or conservation area.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 119731/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 119731/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings numbered 502/P4,, 608/P1, 609/P1, 610/P1, 511/P4, 512/P4, 613/P1, 614/P1, 615/P1, 516/P4,, 518/P4, 521/P3 and 522/P3 received by the City Council as Local Planning Authority on 16 August 2018 and drawings numbered 507/P5 and 517/P4 (as result of a non material amendment) received by the City Council as Local Planning Authority on 6 November 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing